

Item: RESO 08-123
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Coventry III/Satterfield Helm Valley Fair, LLC.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Coventry III/Satterfield Helm Valley Fair, LLC to establish parkstrip, sidewalk and landscaping standards as well as building and sign setbacks along 2700 West.

BACKGROUND:

The current zoning for the Valley Fair Mall site is C-2. The C-2 Zone requires a minimum front setback of 20'. However, the commercial zone ordinance was recently amended to allow setbacks to be reduced as negotiated in a development agreement through the Planning Commission and City Council.

On January 9, 2008, the Planning Commission granted conditional use approval to Satterfield-Helm Management, Inc. for the expansion and remodel of the Valley Fair Mall. As part of the approval, the Planning Commission recommended that a development agreement be approved to require the following improvements along 2700 West: at least an 8' parkstrip, an 8' sidewalk, and a 5' landscaped buffer for parking that is adjacent to the street. The Planning Commission also recommended that buildings could be placed at or near the back of the sidewalk.

Staff and the Planning Commission recommend this streetscape configuration for at least 2 reasons. First, with light rail to be built down the middle of 2700 West and the planned intensification of development on the west side of 2700 West, 2700 West will become a more urban street. Having buildings placed close to the street helps create the sense of an urban, pedestrian friendly street. Second, the City Center (CC) Zone, which encompasses property on the west side of 2700 West, requires an 8' parkstrip/planter area and a 10' sidewalk with buildings placed at the back of the sidewalk. The streetscape proposed for the east side of 2700 West is similar to the streetscape required in the CC Zone for the west side of the street.

The setback for signs is proposed to be from the top back of curb due to the large amount of dedication required and the larger sidewalk and parkstrip widths.

RECOMMENDATION:

City staff and the Planning Commission recommend approval to the City Council.

SUBMITTED BY:

Joseph L. Moore, CED Director
Steve Pastorik, Long Range Planning Manager